



CITY OF LODI  
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Status of San Joaquin County's Consideration of an Armstrong Road Agricultural/Cluster Zoning Classification and possible staff direction

MEETING DATE: November 7, 2007

PREPARED BY: Community Development Department

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RECOMMENDED ACTION: Review status of San Joaquin County's Consideration of an Armstrong Road Agricultural/Cluster Zoning Classification. Direct staff to proceed with follow up actions.

BACKGROUND INFORMATION: As an outgrowth of the work of the Greenbelt Task Force, in the Fall of 2006 the City developed "Lodi Agriculture/Greenbelt Community Separator General Plan and Sphere of Influence Amendments". The City prepared an environmental Initial Study and published and distributed a Notice of Intent to adopt a Negative Declaration for these proposed Amendments. The proposed Amendments in summary, would establish a General Plan designation of "Agriculture/Greenbelt for an approximately 3 ½ square miles located south of the City's existing limits (see attached exhibit). Text revisions were also proposed as well as an amendment to the City's Sphere of Influence to add an approximately 2 square mile area south of Armstrong Road to the City's future planning area. During Council deliberations of this topic, property owners and residents of the effected area requested the Council postpone their consideration to allow the property owners time to work with San Joaquin County to explore a possible alternative proposal. The Council granted the property owners their request and postponed further consideration of the proposed General Plan and Sphere of Influence Amendments for an approximate six month period.

Since the beginning of 2007, the property owners have developed a proposal "The Armstrong Road Agricultural/Cluster Zoning Classification" (see attached). This proposal was submitted to the County for consideration. This proposal would cover the area ½ mile north and south of Armstrong Road between State Route 99 and Interstate 5. At their regular meeting of June 5, 2007, the Board of Supervisors considered this proposal. The Board heard testimony and asked County Staff to prepare a supplemental report to the Board.

Board Meeting of 10/23/07

The supplemental report was presented to the Board at their meeting of October 23, 2007. The report provided brief information on: 1) Potential population density of the area if divided into minimum 5 acre lots (2383 people); 2) Whether the City of Lodi has approved any financial contribution to help the County pay for the development of the proposal (not at this time); 3) Businesses within the area (3 wineries, 7 dairies, 2 airports, 1 landscaping business and 1 nursery); 4) provision of public services (no public services are currently available and County Staff recommends none be provided. Further, County Staff notes the cluster concept of the proposal allows 1 acre lots which is below the minimum of 2 acres that are typically needed for on-site well, drainage and septic services); 5) Irrigation districts impacted (Woodbridge Irrigation District and the North San Joaquin Water Conservation District); 6) Impacts on

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APPROVED: \_\_\_\_\_

Blair King, City Manager

roads (8510 trips per day with **851** peak hour trips) and; 7) Number of parcels bisected by the proposal (27). County Staff noted the cost to initiate and process the required applications and EIR to create the zoning classification was estimated to be between \$250,000 and \$400,000. The report gave the Board 4 options: do nothing; wait for the property owners to file an application and pay the cost; the Board could initiate the process and pay the costs from the County General Fund; or include the concept in the upcoming County General Plan Update and absorb the cost in that process. County Staff expected the General Plan Update to begin in early 2008. The County Staff recommended that if the Board wished to create the zoning classification it ~~be~~ done as part of the **Countywide** General Plan Update.

There was extensive discussion and questions from the Board on this proposal. Seven speakers appeared before the Board including the Lodi Community Development Director. There was discussion of whether the new policies and procedures of LAFCO render the whole concept moot. There was also the comment by Board members that the City of Lodi should help pay the costs of this zoning classification process and Supervisor Vogel was asked to convey that information to the Lodi City Council. After the Lodi Community Development Director provided background and answered questions of the Board, the Board recognized Lodi's **concern** to maintain a community separator from Stockton and to insure the viability of the Lodi region's wine industry. The Board questioning where the City of Stockton was in regards to this proposed concept and called on participation from the City of Stockton.

The Board's action on this agenda item was to direct County Staff to prepare an additional report to identify staff issues of concern with the property owner's proposal (such as the one acre cluster lots, and that lots could be split via an administrative process exempt from CEQA). County Staff did not know how long it would take to develop the requested additional report and no future date for this item was established.

#### Possible City Actions

There are several actions the City could take with respect to the Armstrong Road **Agricultural/Cluster** Zoning proposal and the community separator concept.

1. The Council could continue to monitor the County's actions and plan to address the Armstrong Road area as part of the City's General Plan Update and the whole issue of community **separators/greenbelts** around the entire City.
2. The Council could choose to participate financially with the County to help fund county costs of developing this zoning classification. Variations could include asking as part of the City funding that City Staff be involved in the development and review of the staff work and that the City Council be involved in the evaluation of the draft proposal before any Board action. A further variation could include seeking some level of **discussion/funding** from the City of Stockton.
3. The Council could direct City Staff to develop City policies and procedures consistent with the **property** owners proposal and seek to incorporate these policies and procedures into a Memorandum of Understanding (MOU) with the County. Such a MOU could be the basis for seeking from San Joaquin Local Agency Formation Commission (LAFCO) the designation for the area in question (or perhaps an even larger area) as an Area of Interest for the City of Lodi. This Area of Interest is a new concept just established by LAFCO and this would be the first use of this concept. Staff notes that LAFCO seemed very favorable that Lodi use this concept to meet our community **separator/greenbelt** desires at the recent LAFCO hearing that adopted the new LAFCO policies and procedures.

**FISCAL IMPACT:**

No fiscal impact.

**FUNDING AVAILABLE:**

NIA

  
\_\_\_\_\_  
Randy Hatch  
Community Development Director

Attachments:

1. Lodi Agriculture/Greenbelt Community Separator General Plan and Sphere of Influence Amendments.
2. The Armstrong Road Agricultural/Cluster Zoning Classification.

**Armstrong Road  
Agricultural/Cluster Zoning  
Classification**

## **THE ARMSTRONG ROAD AGRICULTURAL/CLUSTER ZONING CLASSIFICATION.**

**9-611.**

### **INTENT.**

The intent of this Chapter is to create a zoning classification known as the Armstrong Road Agricultural/Cluster Zoning Classification. The purpose of this zoning classification is to promote a buffer area between the City of Lodi and the City of Stockton without depriving property owners located within the buffer area of their Constitutional and legal rights and to promote this buffer area without the significant expenditure of taxpayer money.

### **9-611(A).Adoption Of Armstrong Road Agricultural/Cluster Zone.**

The San Joaquin Zoning Title is amended to include the Armstrong Road Agricultural/Cluster Zone. The Armstrong Road Agricultural/Cluster Zone shall be applicable to all territory within the following identified boundary:

one-half a mile north and one-half a mile south of the Armstrong Road centerline between State Highway Route 99 and Interstate Highway I-5. The north and south boundaries may be altered to coincide with existing section lines.

### **9-611(B). Uses Authorized I n The Armstrong Road Agricultural/Cluster Zone.**

9-611(B).1.A property owner within this zone shall be entitled to one residential building permit for each five acres of land that the property owner owns.

9-611(B).2. An eligible building site within this Zone, subject to County standards relating to cul-de-sacs, water wells and septic tanks, may, at the sole discretion of the property owner, be less than five acres. In applying this rule, it is the intention of the County to maintain the maximum amount of land within the Zone in viable agricultural production.

9-611(B).3.To the extent practical, residential lots shall be designed in a cluster for the purpose of retaining the maximum amount of land in agricultural production and/or open space. However, one residential lot, at the discretion of the subdivider, may be located on the largest parcel of property.

9-611(B).4.All uses permitted, either as a matter of right or with a discretionary permit, in the General Agricultural Zone Classification would be permitted uses in this zoning classification

9-611(B).5. The environmental document prepared and certified for this Ordinance shall be valid for use in any landowner request to divide property as provided for under this Zoning Classification unless there substantial evidence is presented to support the circumstances identified in Public Resources Code section 21166.

9-611(B).6. If a property owner does not seek the benefits of the Zoning District through a subdivision map then the property owner shall not be deprived of their property rights, including the right to seek annexation to either Lodi or Stockton or to otherwise petition government for approval of other uses for real property located within the Zoning Classification.

## **9-611(C)**

### **Divisions Of Land.**

9-611(C).1. A landowner shall be entitled to create one parcel eligible for a residential building permit for each contiguous five acres owned by that landowner. Parcel size may be a minimum of one acre, subject to County development standards.

9-611(C).2. All building lots shall be served by on-site well water and on-site septic tanks unless the property owner decided to provide public or municipal services

9-611(C).3. The County shall encourage and approve lot line adjustments between adjoining property owners to facilitate the location and number of residential building lots and/or to facilitate the clustering of building lots.

9-611(C).4. A division of land authorized under this Zoning Classification would be subject only to those conditions of approval authorized by ordinance by the County and which apply to territory within the General Agricultural Zoning Classification.

9-611(C).5. A division of land shall be designed to cluster residential lots except at the discretion of the subdivider one lot may be located on the largest or remainder parcel.

9-611(C).6. As a condition of approving the subdivision, the subdivider shall enter into a binding agreement with the County of San Joaquin relinquishing the right of the subdivider, or successors in interest, to further subdivide the real property to the County of San Joaquin.

# **Previously Prepared Attachments**

# **Lodi Agriculture/Greenbelt Community Separator General Plan and Sphere of Influence Amendments File No. 06-GPA-LU-03**

## **PROJECT INFORMATION**

1. Project Title:

Lodi Agriculture/Greenbelt Community Separator General Plan and Sphere of Influence Amendments.

2. Project Applicant Name and Address:

City of Lodi  
Community Development Department  
221 W. Pine Street  
Lodi, CA 95240

3. Contact Persons and Phone Numbers:

Randy Hatch, Community Development Director, 209.333.6711  
Jennifer Craven, Contract Planner, 510.540.7331

4. Project Location: Depicted in Figure 1.

- Northern boundary – Approximately ½-mile north of Armstrong Road;
- Southern boundary – Approximately ¾-mile south of Armstrong Road;
- Western boundary – Approximately ½-mile west of Lower Sacramento Road; and
- Eastern boundary – State Route 99 (SR 99).

5. Property Owner: Multiple.

6. General Plan Designation:

- *City of Lodi* – Planned Residential Reserve (PRR) (area ½ mile north of Armstrong Road only) (see Figure 4).
- *County of San Joaquin* – General Agricultural (A/G), Public (P), and Open Space and Recreation (OS/RC) (see Figure 5).

7. Zoning:

- *City of Lodi* – None.
- *County of San Joaquin* – AG-40 (General Agricultural, Minimum Parcel Size of 40 Acres); and Public Facilities (P-F) (see Figure 6).

8. Description of Project: General Plan and Sphere of Influence (SOI) amendments to establish an agriculture/greenbelt community separator area between Lodi and the City of Stockton (described above for more detail, depicted in Figure 3, and defined in Attachment 1).

9. Surrounding Land Uses and Setting: As depicted in Figure 2, surrounding land uses to the north, west, south, and east are similar to those within the plan area. The uses are primarily



comprised of agriculture/viticulture, live stock keeping and grazing, and rural residential uses. Farther west, a small, private general aviation airstrip operates (west of the Lodi Airstrip, described in the Project Description). To the northwest of the plan area, there is an established low density single-family residential neighborhood (Springer Lane area). East of SR 99, uses are comprised of similar agriculture/viticulture operations and smaller rural residential parcels (designated for five acre lots). Northeast of the plan area is the recently approved Reynolds Ranch 220-acre master planned community site, currently occupied by agricultural, rural residential and quasi-public uses (i.e., Moose Lodge).

10. Other Public Agencies Whose Approval is Required: San Joaquin County Local Agency Formation Commission (LAFCo) for Sphere of Influence (SOI) Amendment.

### **PROJECT DESCRIPTION**

The City of Lodi has initiated amendments to its General Plan and Sphere of Influence (SOI) to establish an approximately 3½ square mile agriculture/greenbelt community separator area (“plan area”) located in unincorporated San Joaquin County between Lodi and the City of Stockton. As depicted in Figure 1, the 3½ square mile (i.e., 2,280 acres) plan area is located south of Lodi’s existing corporate boundary, extends ½ mile north of Armstrong Road to approximately ½ to ¾ mile south of Armstrong Road, approximately ¼ mile west of Lower Sacramento Road, and east to State Route 99.

Agriculture/viticulture and related uses, live stock keeping/grazing, and rural residences are the dominate land uses in the plan area, as depicted in Figure 2 (*Aerial Photo of Plan Area*). Other uses in the plan area include a portion of the Lodi Airstrip (west of Lower Sacramento Road), a mobile home park (adjacent to the S-curve in North West Lane), and the 258-acre Micke Grove Regional Park. The Woodbridge Irrigation District (WID) main canal transects the central portion of the plan area generally in a north-south direction, and the Pixley Slough transects the southeast portion of the area generally in an east-west direction.

The entire plan area is currently located outside of Lodi’s existing SOI, as well as Stockton’s existing and proposed SOI boundaries (Figure 3), and only the area located north of Armstrong Road is currently included within the General Plan’s planning area. Figure 4 depicts the existing Lodi General Plan and SOI boundaries adjacent to the plan area (currently designated Planned Residential Reserve). The majority of the plan area is designated General Agriculture (A/G) on the San Joaquin County General Plan Land Use Map (Figure 5) and is zoned General Agriculture (AG-40; 40 acre minimum parcel size) on the San Joaquin County Zoning Districts Map (Figure 6).

The project includes the following components:

- 1) The establishment of a new Lodi General Plan Land Use Designation for the plan area, referred to as Agriculture/Greenbelt (Attachment 1);
- 2) Establishment of a new implementation program for the agriculture/greenbelt planning area (Attachment 1; Implementation Program LU-19);
- 3) Minor text revisions to existing Lodi General Plan policies to ensure that preservation of the agriculture/greenbelt area between Lodi and Stockton is achieved (Attachment 1);

- 4) Re-designation of an approximately 1½ square mile area located north of Armstrong Road currently designated Planned Residential Reserve (PRR) to Agriculture/Greenbelt on the Lodi General Plan Land Use Diagram (Figure 7);
- 5) Designation of an approximately 2 square mile area located south of Armstrong Road as Agriculture/Greenbelt on the General Plan Land Use Diagram (Figure 7); and
- 6) Amendment to the City's SOI boundaries to add an approximately 2 square mile area south of Armstrong Road to the City's future planning area (Figure 7).

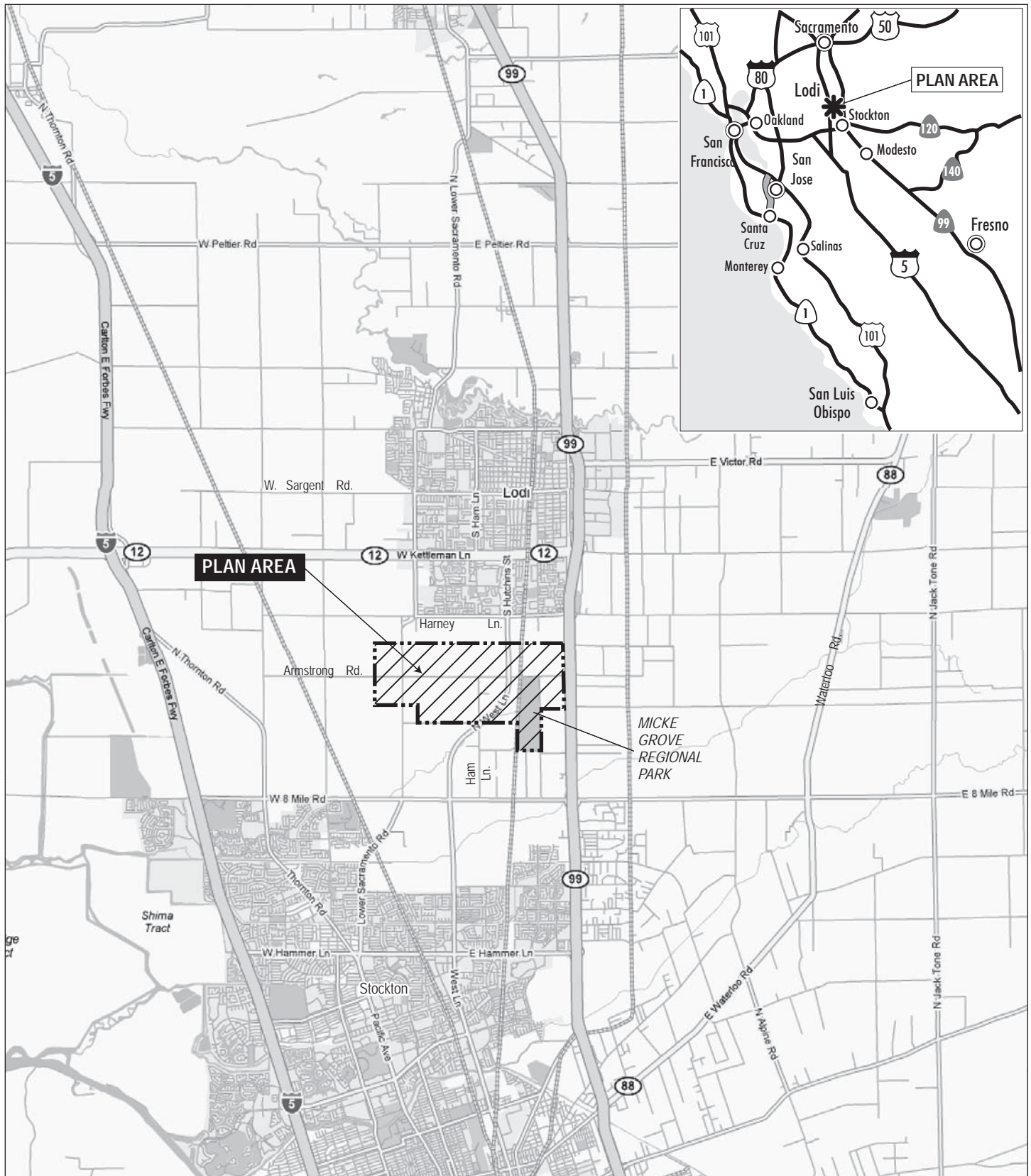
The proposed amendments would not result in any physical development. Instead, the Lodi General Plan and SOI amendments have been initiated to ensure that preservation of existing commercial agriculture/viticulture crop production and operation, which establishes and provides the "agriculture/greenbelt" character and community separator of the plan area, is achieved. Development in the plan area would be required to be consistent with the existing agricultural/rural uses on large parcels with a minimum size of 40 acres, and required by the underlying San Joaquin County General Plan General Agricultural (A/G) land use designation for the area.

Further, the City of Lodi is not pursuing annexation of the plan area as a part of this project. As such, no change in existing service providers would result and, correspondingly, no analysis is provided speculating which services may eventually be provided by the City in the future if annexation of the plan area occurred. Instead, the Lodi General Plan amendment includes Implementation Program LU-19, which provides the following direction:

*"The City shall establish a program addressing the long-range preservation and development within agriculture/greenbelt areas. This program shall include, at a minimum, a thorough planning process involving all interested stakeholders (including local farmers, residents and business owners within the City limits, study area, and surrounding community) that would result in the specific locations and intensities of land uses, circulation system, infrastructure, services, financing plan, as well as design guidelines and other implementation measures."*

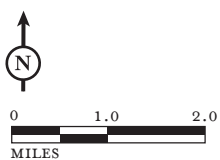
As such, prior to initiating annexation of the plan area, the City would establish the program provided for by Implementation Program LU-19, including a determination of which public services, utilities, and infrastructure would be transferred from County to City providers. Consistently, at the time annexation is pursued in the future, additional environmental analysis would be conducted to evaluate proposed changes to service providers, utilities, and infrastructure within the plan area.

The City of Lodi is the lead agency for this project. The San Joaquin County Local Agency Formation Commission is a responsible agency for this project, and will use this Initial Study/Negative Declaration in making its determination on the City initiated amendment to its Sphere of Influence (SOI).



SOURCE: GOOGLE.COM; LSA ASSOCIATES, INC., 2006

FIGURE 1



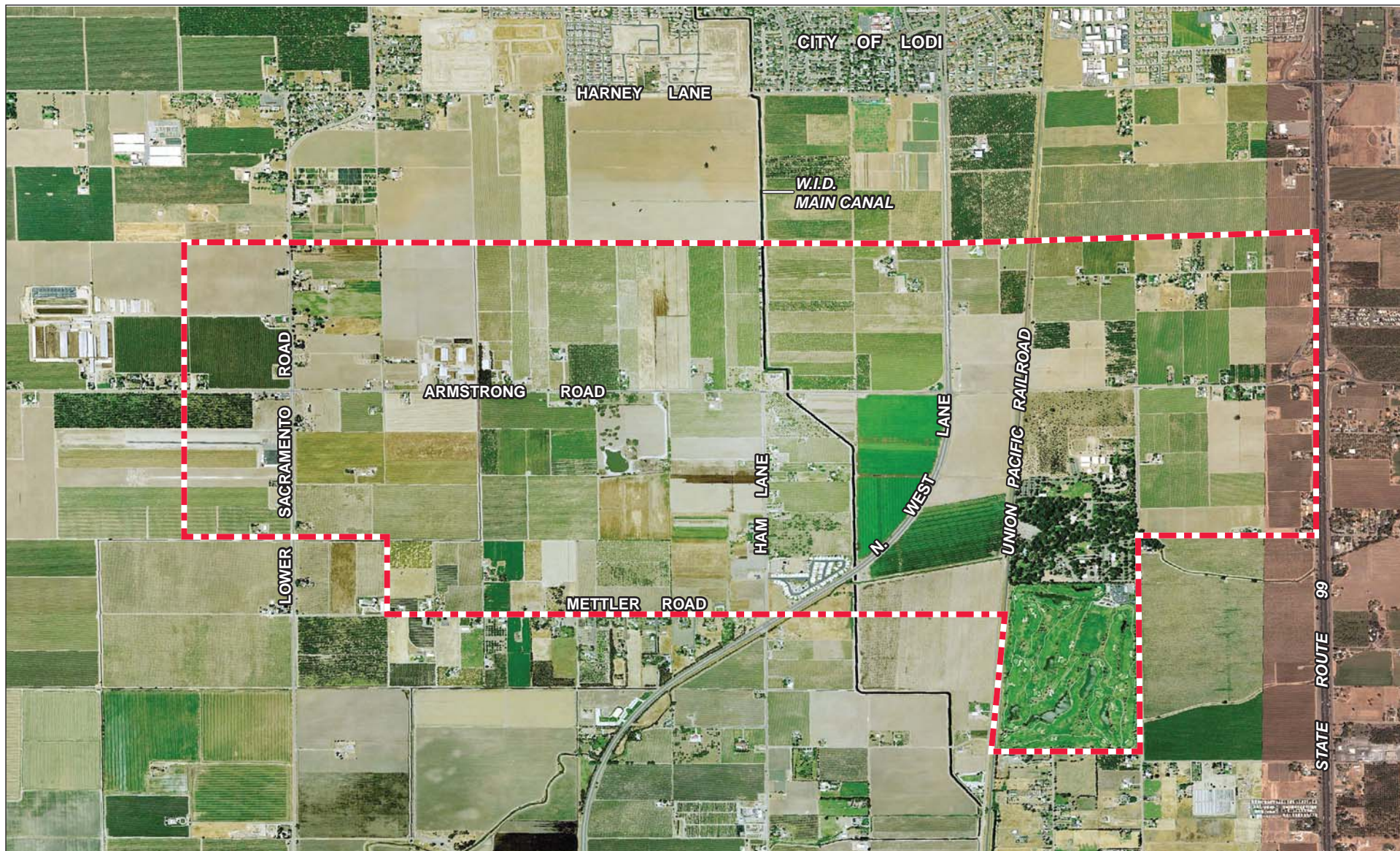
LEGEND



PLAN AREA

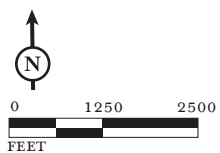
*Lodi Ag/Greenbelt General Plan  
and Sphere of Influence Amendments*  
Plan Area Vicinity and  
Regional Map Locations





SOURCE: GLOBEXPLORER; LSA ASSOCIATES, INC., 2006

FIGURE 2



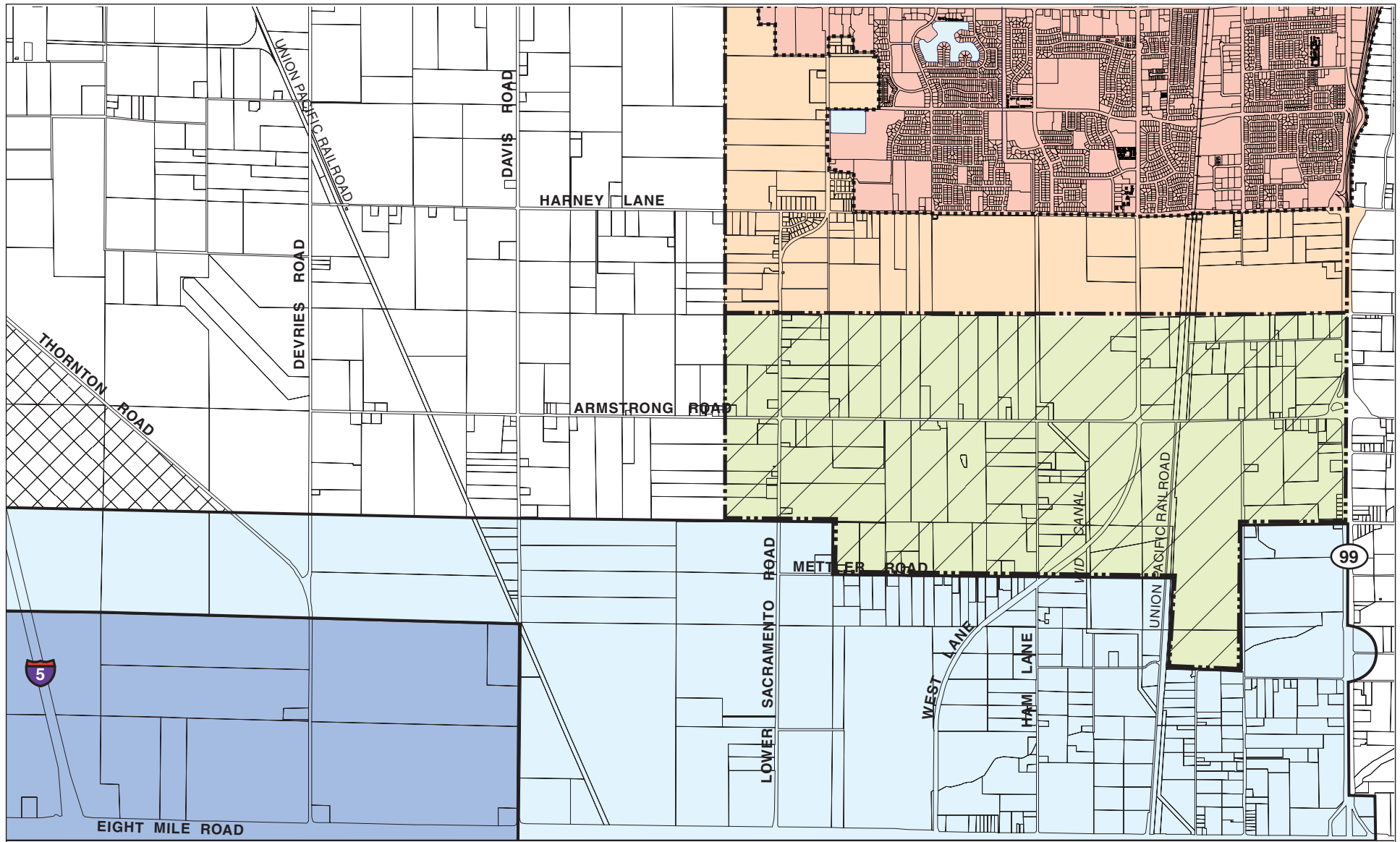
LEGEND



PLAN AREA

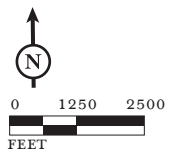
*Lodi Ag/Greenbelt General Plan  
and Sphere of Influence Amendments  
Aerial Photo of Plan Area*












SOURCE: CITY OF LODI, 2006; SAN JOAQUIN COUNTY LAFCO, 2005

FIGURE 3

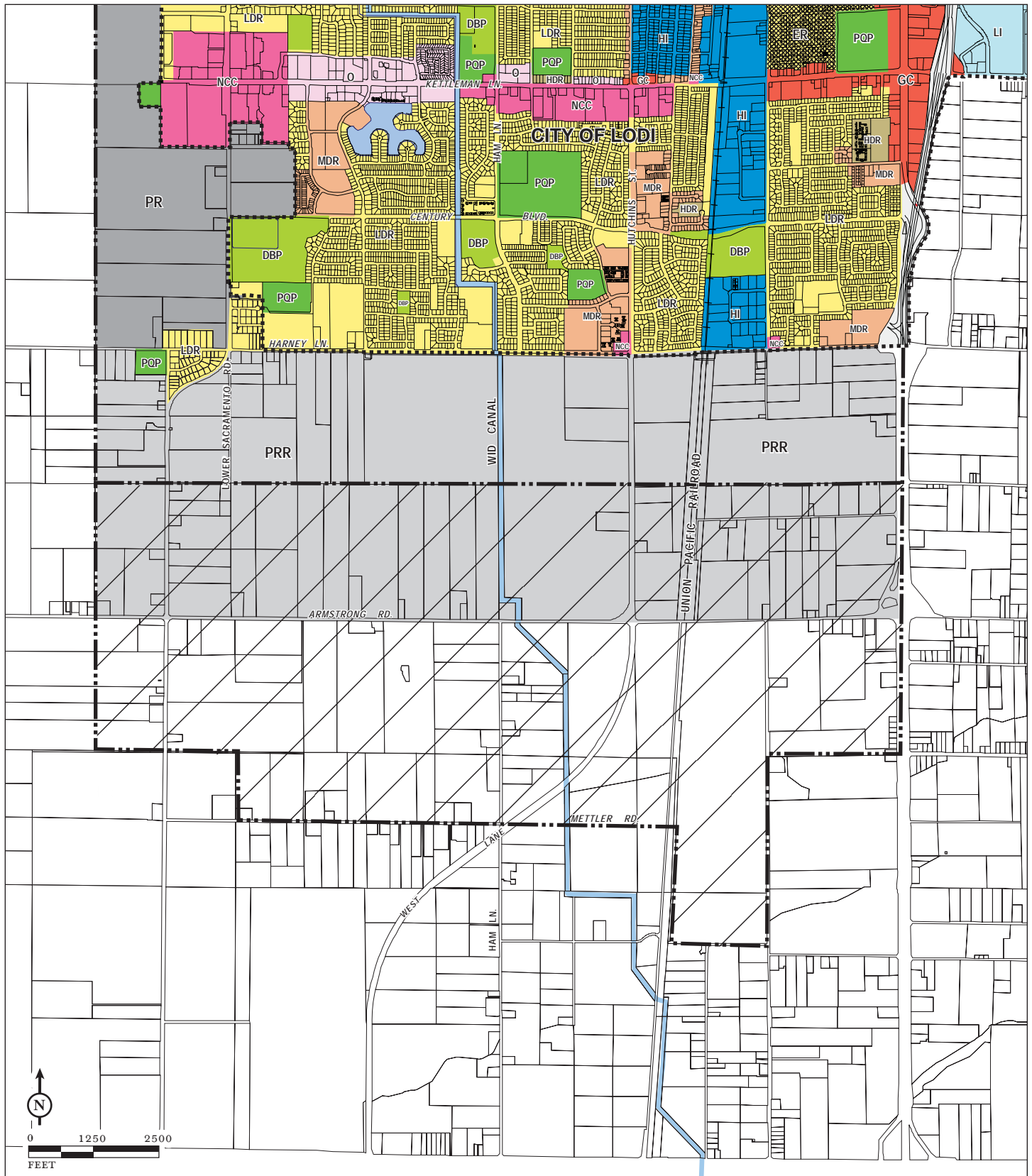


LEGEND

-  CITY OF LODI CORPORATE BOUNDARIES
-  EXISTING CITY OF LODI SPHERE OF INFLUENCE
-  CITY OF LODI WHITE SLOUGH WATER POLLUTION CONTROL FACILITY

-  CITY OF STOCKTON CURRENT SPHERE OF INFLUENCE
-  PROPOSED EXTENSION OF CITY OF STOCKTON SPHERE OF INFLUENCE
-  PROPOSED LODI GENERAL PLAN AG/GREENBELT DESIGNATION
-  PROPOSED AMENDMENT TO LODI SPHERE OF INFLUENCE

*Lodi Ag/Greenbelt General Plan  
and Sphere of Influence Amendments  
Proposed Amendments Map*



SOURCE: CITY OF LODI, 2006; SAN JOAQUIN LAFCO, 2005

FIGURE 4

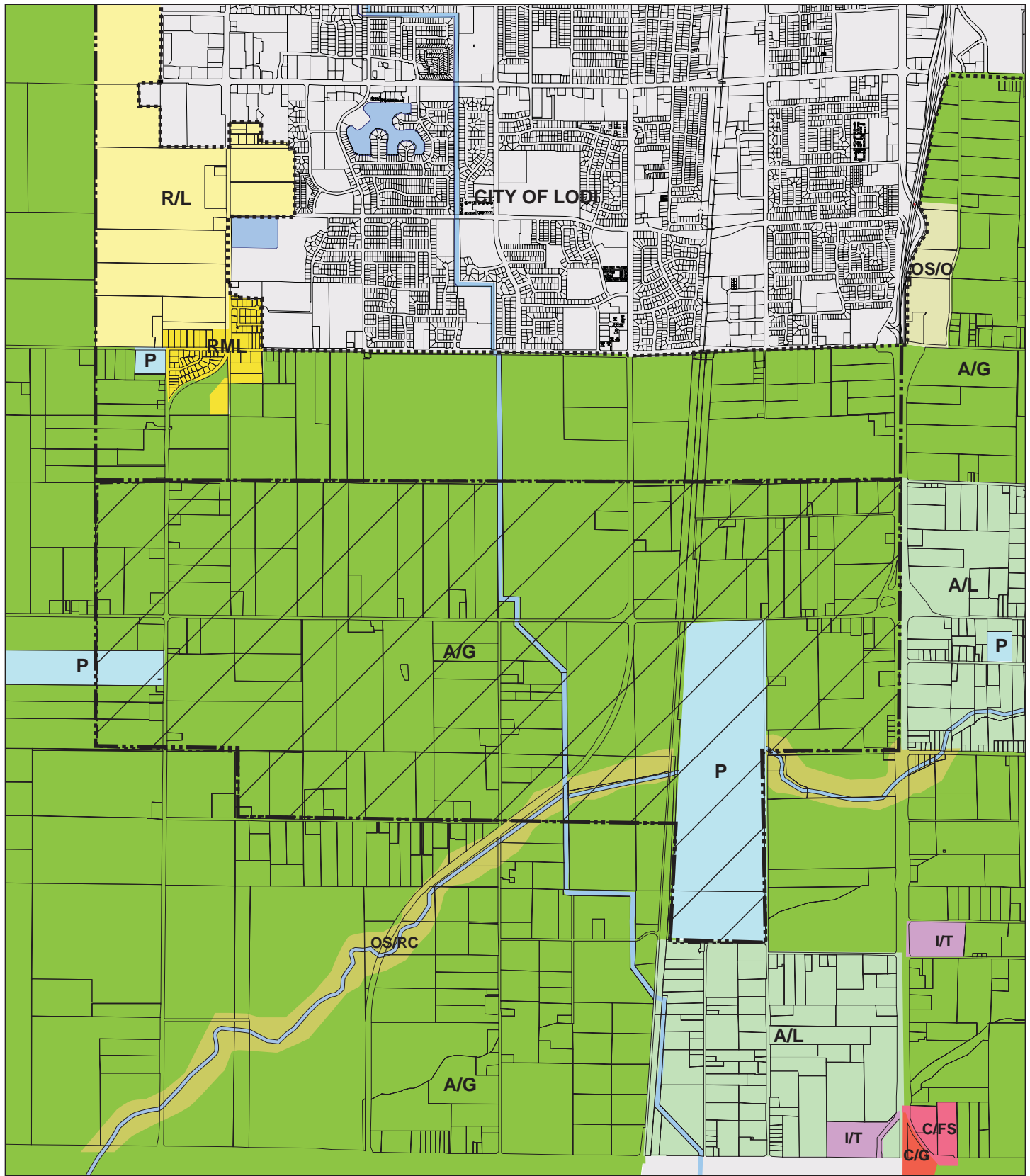
LEGEND

- LODI CITY LIMITS
- EXISTING LODI SPHERE OF INFLUENCE (SOI)
- AG/GREENBELT PLAN AREA AND PROPOSED SOI AMENDMENT

- EASTSIDE RESIDENTIAL (ER)
- LOW-DENSITY RESIDENTIAL (LDR)
- MEDIUM-DENSITY RESIDENTIAL (MDR)
- HIGH-DENSITY RESIDENTIAL (HDR)
- GENERAL COMMERCIAL (GC)
- NEIGHBORHOOD COMMUNITY COMMERCIAL (NCC)

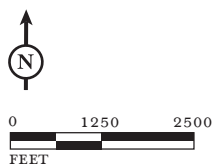
- OFFICE (O)
- HEAVY INDUSTRIAL (HI)
- LIGHT INDUSTRIAL (LI)
- PUBLIC-QUASI PUBLIC (PQP)
- DRAINAGE BASIN (DBP)
- PLANNED RESIDENTIAL (PR)
- PLANNED RESIDENTIAL RESERVE (PRR)
- WATER FEATURE/BODY

*Lodi Ag/Greenbelt General Plan  
and Sphere of Influence Amendments*  
City of Lodi General Plan  
Designations and SOI Boundaries  
In Relationship to Plan Area



SOURCE: CITY OF LODI, 2006; SAN JOAQUIN LAFCO, 2005

FIGURE 5

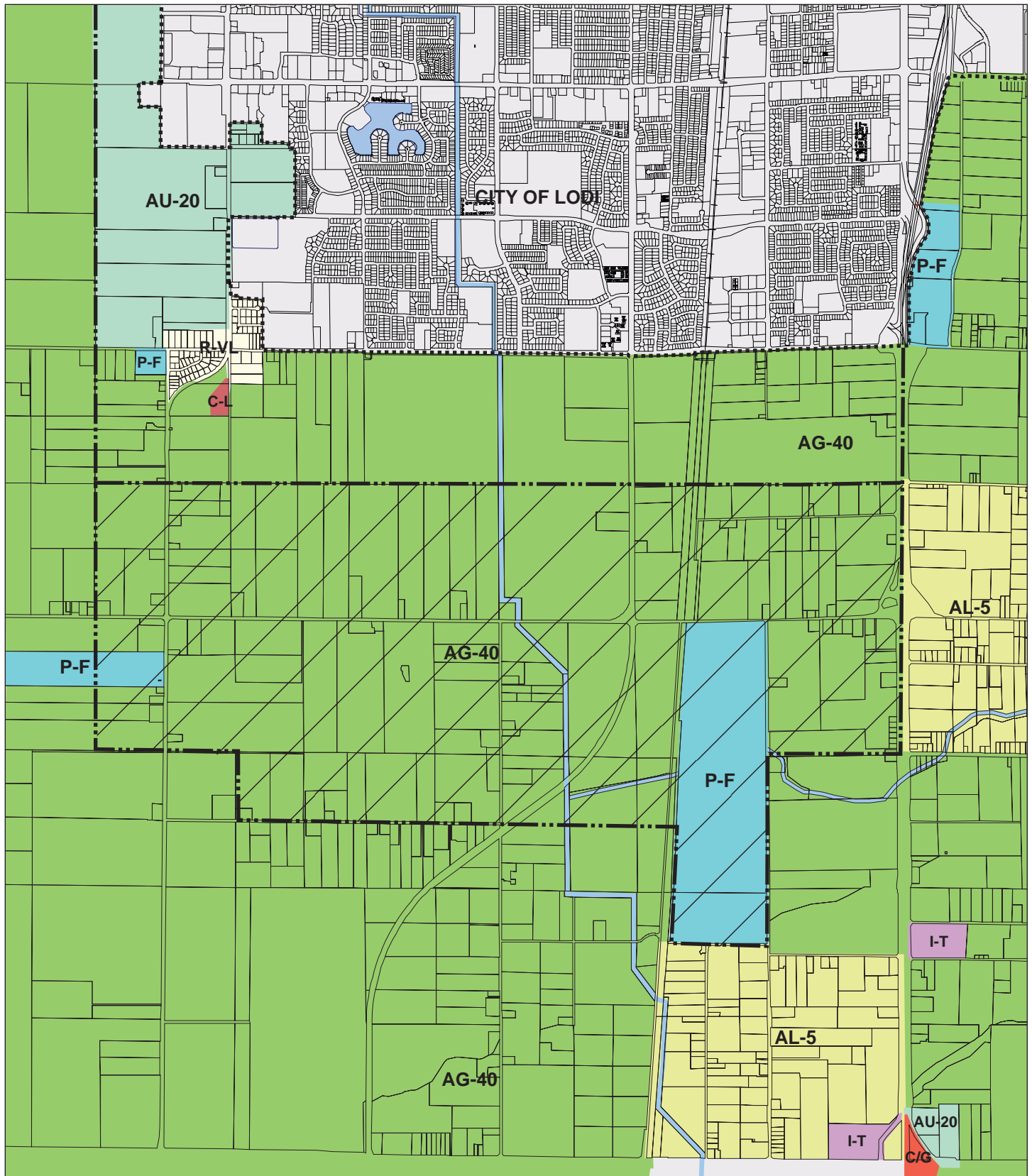


LEGEND

- LODI CITY LIMITS
- EXISTING LODI SPHERE OF INFLUENCE (SOI)
- AG/GREENBELT PLAN AREA AND PROPOSED SOI AMENDMENT
- MEDIUM LOW-DENSITY RESIDENTIAL (RML)
- LOW-DENSITY RESIDENTIAL (R/L)

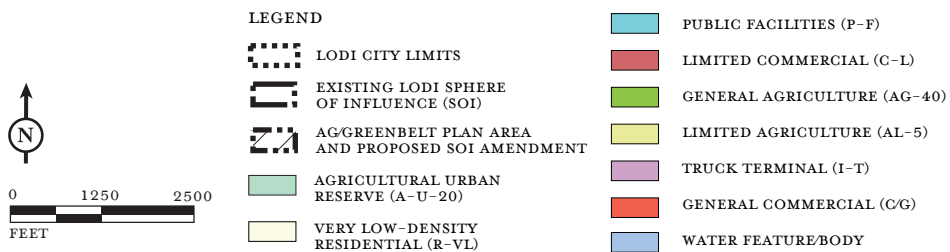
- GENERAL AGRICULTURE (A/G)
- PUBLIC (P)
- RESOURCE CONSERVATION (OS/RC)
- OPEN SPACE (OS/O)
- LIMITED AGRICULTURE (A/L)
- TRUCK TERMINAL (I/T)
- GENERAL COMMERCIAL (C/G)
- FREEWAY SERVICE (C/FS)
- WATER FEATURE/BODY

*Lodi Ag/Greenbelt General Plan  
and Sphere of Influence Amendments*  
County of San Joaquin  
General Plan Land Use  
Designations in Plan Area



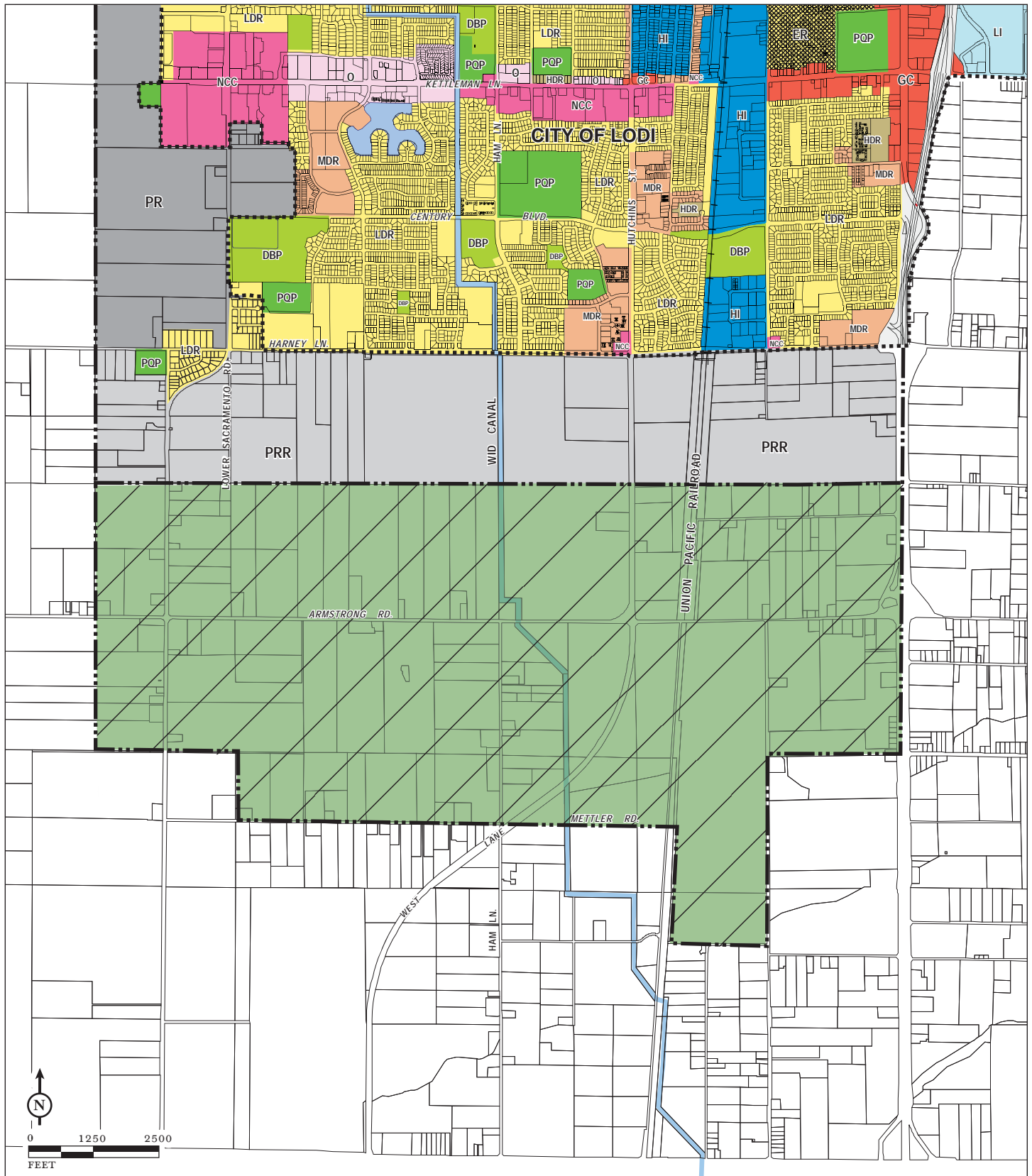
SOURCE: CITY OF LODI, 2006; SAN JOAQUIN LAFCO, 2005

FIGURE 6



*Lodi Ag/Greenbelt General Plan  
and Sphere of Influence Amendments*  
County of San Joaquin Zoning  
Districts in Plan Area





SOURCE: CITY OF LODI, 2006; SAN JOAQUIN LAFCO, 2005

FIGURE 7

*Lodi Ag/Greenbelt General Plan  
and Sphere of Influence Amendments*  
**Proposed Lodi General Plan  
Agricultural Greenbelt  
Designation Plan Area and  
SOI Boundary Amendment**

## ***General Plan Section 2: Land Use/Circulation Diagrams and Standards***

Page 2-4

Ag/Greenbelt: This designation provides for the conservation and continued productive use of valuable agricultural (“ag”) lands surrounding Lodi’s urbanized area, ensures for a rural community separator between Lodi and the City of Stockton, and to serve as a visual amenity around urban development. In addition to agricultural and agricultural-related uses, single-family homes, parks, and open space uses could be located within the agriculture/greenbelt area. Because the City has established this area to retain low-intensity rural uses, the extension of municipal services (e.g., sewer, water, storm water) may not be provided. The minimum parcel size for the creation of new lots in this area is 40 acres, and only one residential unit per parcel is allowed. Comprised of approximately 2,280 acres, the ag/greenbelt area is located south of Lodi’s existing City limits and extends ½-mile north of Armstrong Road, approximately ½- to ¾-mile south of Armstrong Road, approximately ¼-mile west of Lower Sacramento Road to the west, and is bounded by State Route 99 to the east, as depicted on the Land Use Diagram. Residential uses in this designation are assumed to have an average of 2.75 persons per household.

## ***General Plan Section 3: Land Use and Growth Management (LU) Element***

Page 3-1

~~Agricultural Land: The agricultural land that surrounds Lodi is valuable not only because of its high quality and productivity, but also because of its scenic resource value to area residents. The City has long acknowledged the importance of retaining this valuable asset., but also recognizes the need to balance the needs of urban growth with those of Lodi’s agriculturally based economy. This is a dilemma facing many Central Valley communities.~~

Page 3-4

Goal LU-A: To provide for orderly, well-planned, and balanced growth within the City’s established corporate boundaries and sphere of influence (SOI), consistent with the limits imposed by the City’s infrastructure and the City’s ability to assimilate new growth.

Policy LU-A.1: The City shall seek to preserve Lodi’s small-town and rural qualities, including the agricultural area surrounding Lodi that provides a community separator with adjacent communities.

Policy LU-A.3: The City shall ensure the maintenance of ample buffers between incompatible land uses, including urban and rural uses.

Goal LU-B: To preserve agricultural land surrounding Lodi, important to the City’s economy and small town character, and to ~~discourage premature development of~~ prevent conversion of valuable agricultural land ~~with~~ to nonagricultural, urban uses, while providing for some urban needs,

Page 3-5

Policy LU-B.1: The City shall ~~encourage~~ ensure for the preservation of agricultural land surrounding the City.

Policy LU-B.2: The City ~~should designate~~ shall establish a continuous ag/greenbelt around the urbanized area of Lodi to maintain and enhance the agricultural economy, as well as to

provide a defined, physical edge between the community's urban and rural areas and with adjacent communities.

Policy LU-B.3: The City should coordinate and cooperate with San Joaquin County, ~~and the San Joaquin County Local Agency Formation Commission (LAFCO), and the City of Stockton~~ to ensure that the agriculture/greenbelt community separator is established, maintained, and preserved.

Policy LU-B.4: The City shall support the continuation of agricultural uses on lands designated for urban uses located within the City's corporate boundaries until urban development is imminent.

*Page 3-10*

Implementation Program LU-1: The City shall request the San Joaquin County LAFCO to adopt a sphere of influence for Lodi based on the long-term growth plans of the City as reflected in the GP goals and policies and proposed land uses.

Responsibility: City Council, Community Development Department

Time Frame: ~~FY 1990-1991~~ Ongoing

*Page 3-13*

Implementation Program LU-10: The City shall coordinate with San Joaquin County, San Joaquin County LAFCO, and the City of Stockton to identify and designate an agricultural ~~and open space~~ greenbelt around the urbanized area of the City. The priority area for establishment of the ag/greenbelt is the area located between Lodi and Stockton.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: ~~FY 1991-1992~~ Ongoing

Implementation Program LU-11: The City shall establish an agreement, such as a Memorandum of Understanding (MOU), with San Joaquin County to ensure that land use actions requiring discretionary approval proposed in unincorporated areas located within Lodi's sphere of influence would only be approved if found consistent with Lodi's vision for the area and would include City review and recommended action on the proposal. Discretionary land use actions proposed for the City's unincorporated SOI areas that are inconsistent with Lodi's vision for the area should be denied. As a part of this MOU, an ongoing process shall be established by which it the City and San Joaquin County will cooperate and coordinate its land use planning processes with San Joaquin County and the City of Stockton to ensure consistency between each agency's with their plans for the area.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: ~~FY 1991-1992~~ 2006-2007

*Page 3-16*

Implementation Program LU-19: The City shall establish a program addressing the long-range preservation and development within agriculture/greenbelt areas. This program shall include, at a minimum, a thorough planning process involving all interested stake-holders (including local farmers, residents and business owners within the City limits, study area, and surrounding community) that would result in the specific locations and intensities of land uses, circulation system, infrastructure, services, financing plan, as well as design guidelines and other implementation measures.

### ***General Plan Section 7: Conservation (CON) Element***

*Page 7-4*

Goal CON-C: To promote the economic viability of agriculture in and surrounding Lodi, and to ~~discourage the premature~~ prevent conversion of valuable agricultural lands located in and around the City's comorate boundaries to nonagricultural, urban uses, ~~while providing for urban needs.~~

Policy CON-C.1: The City shall ensure, in approving urban development near existing agricultural lands, that such urban development will not constrain agricultural practices or adversely affect the economic viability of adjacent agricultural practices.

### ***General Plan Section 8: Parks, Recreation, and Open Space (PRO) Element***

*Page 8-3*

Goal PRC-D: To provide adequate land for open space as a framework for urban development and to meet the active and passive recreational needs of the community, as well as to provide community separators between Lodi and adjacent communities.

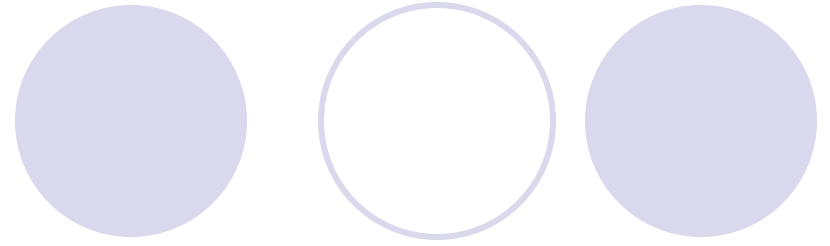
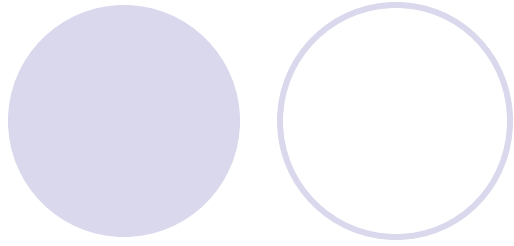
Policy PRC-D.1: The City shall ~~discourage the premature~~ prevent conversion of agricultural lands located outside the City's corporate boundaries and sphere of influence to urban uses.

Policy PRC-D.3: The City should designate a continuous ~~open space~~ agriculture/greenbelt around the urbanized area of Lodi to protect open space and agricultural resources, and ~~preventing~~ Lodi from contributinv to urban sprawl across the rich agricultural soil of the San Joaquin Valley.

### ***General Plan Section 10: Urban Design and Cultural Resources (UDC) Element***

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Rural and Agricultural Lands: The City is surrounded on all sides by rural and agricultural lands and uses. forming agriculture/greenbelt areas that physically separate Lodi from adjacent communities, such as Stockton to the south. The character of the edges between rural and urban environments is important to the City's identity and provides residents on either side of the edge with a sense of place. These rural and agricultural lands surrounding Lodi constitute are an important scenic resource that helps to visually define and enhance the City.



# **Armstrong Road Agricultural/Cluster Zoning Proposal**

**Nov. 7, 2007**

Board of Supervisors considered Armstrong Road property owners proposal on October 23.

- County staff presented 4 options

1. No Action
2. Property owners pay costs (up to \$400,000) to go forward
3. County pay costs and go forward
4. Incorporate into upcoming County General Plan Update

- Discussion:

- Would Lodi consider paying some of the costs?

- Board Action:

- County staff directed to prepare additional report and analysis – no date set for reconsideration

### 1. Wait and Watch

- Monitor County Actions – Review County staff's additional report and analysis.
- Continue to explore greenbelt/community separator in Lodi's General Plan Update.
- Address greenbelt/community separator all around City.

### 2. Participate in development of County zoning proposal

- City pay some of County costs
- City staff involved in development and review of proposal
- City Council evaluate and comment on proposal



### 3. City develop Independent Agricultural/Cluster zoning proposal

- Continue with City General Plan Amendment to Agriculture/Greenbelt
- Draft Specific Plan using property owner's agricultural/cluster zoning proposal working with property owners.

## Possible City Actions

### Option 3A

- Work with County to draft MOU based on City's Specific Plan to regulate area (County retains land use authority)
- Submit "Area of Interest" designation request to LAFCO.

### Option 3B

- Work with property owners to develop annexation proposal for area per City Specific Plan
- Request Sphere of Influence Amendment and annexation from LAFCO
- Provide services to area per Specific Plan